

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 14 NICHOLS ST****Map ID: 090400003**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

CALO SARA

14 NICHOLS ST

INDIAN ORCHARD

MA 01151

General Information

Living Units	1
Neighborhood	101
Alternate Id	
Vol/Pg	
District	COS
Zoning	R1
Class	RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,500			25,080
Total Acres: 0.1263				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	25,100	25,100	25,100	0	25,100
Building	84,100	84,200	83,000	0	84,200
Total	109,200	109,300	108,100	0	109,300

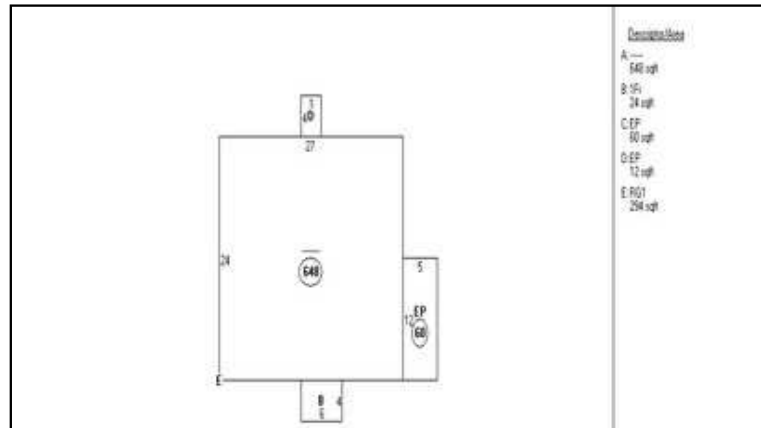
Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2010-02-12	130,000	LAND + BLDG	18186/352	CALO SARA	BUTTERS DAVID R & JANINE
2003-03-18	80,000	LAND + BLDG	13035/0284	BUTTERS DAVID R & JANINE	CARONA EDGAR
2002-05-07	55,000	LAND + BLDG	12313/0260	CARONA EDGAR	GROSVENOR DARYL RAYMOND EXEC

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Dwelling Information			
Style	CAPE	Year Built	1932
Story height	1.00	Eff Year Built	0
Attic	FULL FINISH	Ground Floor	648
Exterior Walls	ALUM/VINYL	Area	
Masonry Trim		Amenities	
		Total Living	1,431
		Area	
Color	WHITE		
		Basement	
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	OIL	Openings	0
System Type	STEAM	Pre-Fab	0
		Room Detail	
Bedrooms	4	Full Baths	2
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
		Adjustments	
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
		Grade & Depreciation	
Grade	C	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	AVERAGE	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1932	14	21	1.00	294	C

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
092450001	2013-04-24	94,000	1,085	4	1947	C
086500013	2013-10-24	117,000	1,620	4	1942	C
047000021	2014-10-30	114,000	1,386	4	1947	C
086500009	2013-10-04	115,000	1,232	4	1942	C
086500029	2014-10-15	117,000	1,008	4	1942	C